

CASE # C15-2011-0055
ROW # 10589743

TP-0205070317

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1100 E. 8th St.

LEGAL DESCRIPTION: Subdivision – George L. Robertson Subdivision

Lot(s) 13 Block 3 Outlot 2 and 3 Division B

I, Allison Carr on behalf of myself as authorized agent for Andrew A. Bergad, affirm that on March 15, 2011, hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

☒ X ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

Secondary garage apartment/studio

Parking variance from 3 → 2
off street parking

in a lot currently in the process of being rezoned from "LO-H-NP" to a SF-3-H-NP" district. (zoning district)

Central East Austin

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

N.P.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The property has no onsite parking and is zoned LO-H-NP. Owner is requesting a downzoning of the property to SF-3-H-NP in order to provide a garage and garage apartment. The proposed SF-3 use with garage apartment requires three (3) off-street parking spaces, however, the property does not have sufficient space for such parking spaces and under its current LO-H-NP zoning, has been allowed to operate with zero (0) off-street parking spaces.

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The existing topography of the lot makes required SF-3 off-street parking impossible, however, the lot modifications for a garage with two (2) parking spaces can be provided for the lot, but there is not room for a third parking space.

- (b) The hardship is not general to the area in which the property is located because:

The subject lot's topography is unique to this residence and only a few other residences within the neighborhood, and is further restricted due to the historic nature of the main residence.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

The modifications to the subject property will be self-contained behind the main residence and will not impact adjacent properties due to use of retaining walls entirely on the subject property. Additionally, the addition of two (2) off-street parking spaces will increase off-street parking for the property from its current zero (0) off-street parking spaces.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

A zoning change request is being submitted simultaneously with this variance request to downzone the property from "LO-H-NP" to "SF-3-H-NP", thereby reducing the trip generation for the property and its use. Additionally, the downzoning is consistent with the FLUM adopted for the Central East Austin Neighborhood Plan which shows SF-3 as the preferred planned zoning for the property.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

The current use is being allowed with zero (0) off-street parking provided. The downzoning will only be pursued if the variance request is granted. Absent the variance, off-street parking for the property's current use will continue, which will cause greater congestion.

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

The variance will decrease on street parking associated with this property's use, thereby decreasing safety hazards due to on street parking around the property.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

The variance is only sought in conjunction with downzoning to "SF-3-H-NP" and can be made contingent on uses allowed within that zoning category.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Allison Carr Mail Address: 1100 E. 8th St.

City, State & Zip Austin, Texas 78702 512-945-0188

Printed Allison Carr Phone 303-947-9359 Date _____

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Andrew A. Bergad Mail Address: 1100 E. 8th St.

City, State & Zip Austin, Texas 78702

Printed Andrew A. Bergad Phone 303-947-9359 Date _____

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

OWNER Don Boittnot ADDRESS 1100 East 8th St.

PLAT 30 LOT 12 BLK 3

SUBDIVISION Geo. Robertson

OCCUPANCY Office & Residence

BLD PERMIT # 138298 DATE 9-12-73 OWNERS ESTIMATE \$4,000.00

CONTRACTOR Owner NO. OF FIXTURES see plans

WATER TAP REC # exist SEWER TAP REC # exist

Remodel exist. 2 sty residence

ADDRESS: 1100 East 8th st

PER-
MIT

138298

PLAT

30

LOT: 12

BLOCK 3

SUB. George Robertson

OUTLOT

FIRE ZONE

USE DIST: B-1st

OCCUPANCY:

Remodel exist 2 story res.
(Office + Res)

9-13-73

LAYOUT

FRAMING

FINAL

ROOF
OVERHANGPRINC.
BLDG.ACC.
BLDG.PRINC.
BLDG.ACC.
BLDG.PRINC.
BLDG.ACC.
BLDG.

PRINC. BLDG.

FOUNDATION

FLOOR JOIST
SIZE & O.C.NECESSARY
BLDG. CONN.

ACC. BLDG.

FR. SETBACK

CEILING JOIST
SIZE & O.C.ROOM
VENTILATIONPAVED
PARKING (9)TOTAL &
MIN. SIDE YD.STUD SIZE
& O.C.STAIRS REQ.
& NO.SIDE STREET
YARD?MASONRY
WALLATTIC FIRE
STOPS REQ.

OWNER:

Dewitt

CONTRACTOR:

owner

NOT MORE THAN 3 PERSONS NOT MEMBERS OF THE IMMEDIATE FAMILY MAY

BE EMPLOYED

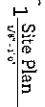
4-14-74

3-4-74 action

WB 9-12-73

W.F.G.
INSPECTOR

↑

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1100 E. 8th Street, Austin, Texas 78702

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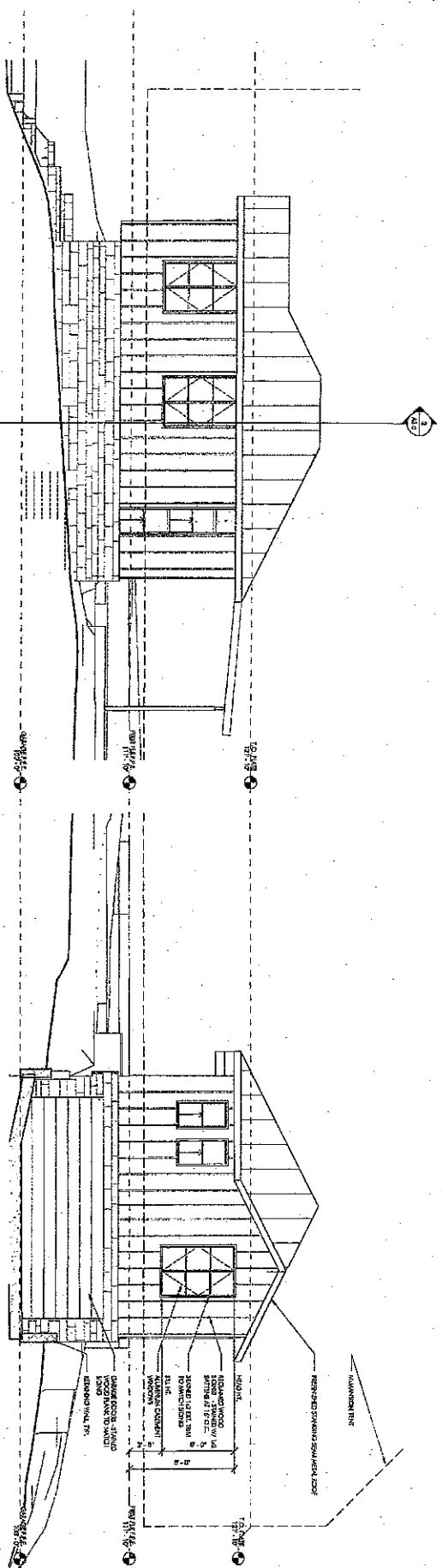
Architect
Carr-Bergad Architects

1100 E. 8th Street
Austin, Texas 78702
512.477.7320
www.carr-bergad.com

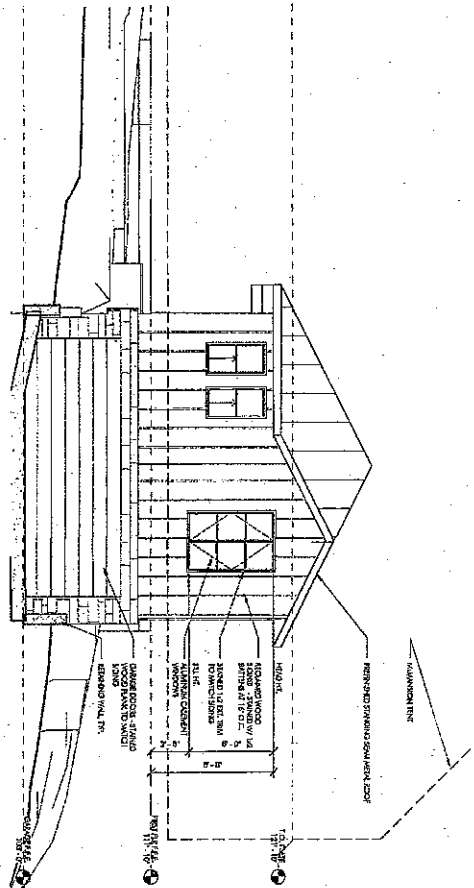


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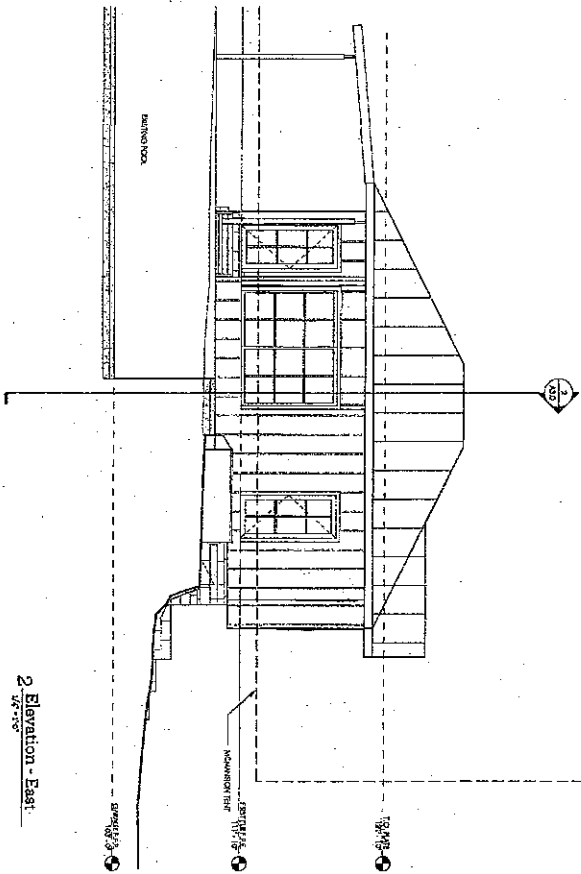


4 Elevation - West
1/4" = 1'-0"

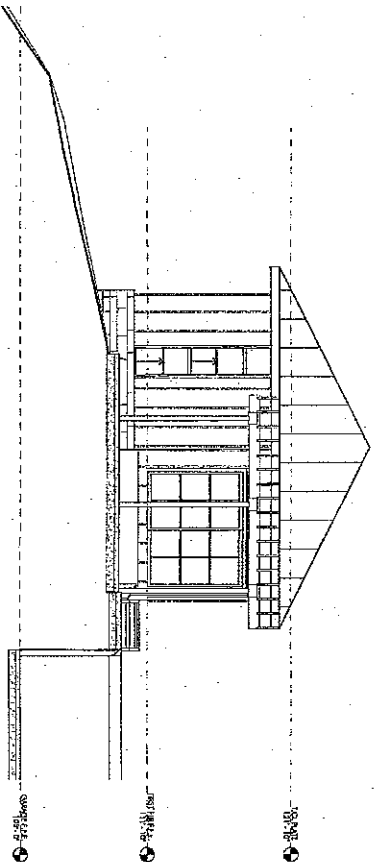


3 Elevation - North
1/4" = 1'-0"

DESIGNED BY
CARR-BERGAD ARCHITECTS
DATE: 12.19.10
BY: Carr-Bergad Architects



2 Elevation - East
1/4" = 1'-0"



1 Elevation - South
1/4" = 1'-0"

Carr-Bergad Garage/Studio

1100 E. 8th Street, Austin, Texas 78702

A2.0

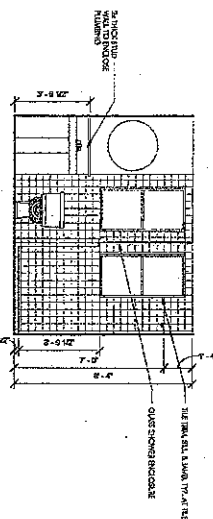


THE INFORMATION REQUEST

Order to produce any bills or
state documents and/or require
certain documents with the
the request of writing
conclusion, and request any
documents to be retained.

Disinfectants, pesticides, and other drugs serve this. This is important for the control of diseases, which are of bacterial, viral and protozoan origin, and especially for the control of the transmission of the infectious agents.

3 Bath - North
 $\frac{2}{3} \text{B}^4 = 1 \frac{1}{3} \text{A}^4$



John R. Bicknell

Carr-Bergad Garage/Studio

1120 E. 8th Street, Austin, Texas 73702

DATE	PAID FOR
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11-12-68	100.00
11-13-68	100.00
11-14-68	100.00
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11-16-68	100.00
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11-25-16 PEP/PA

THE UNIVERSITY OF CHICAGO

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1

YOUNG, J. W. 1984. *Journal of Fish Biology* 25:1-10.

1816 JULY 19 1890

1

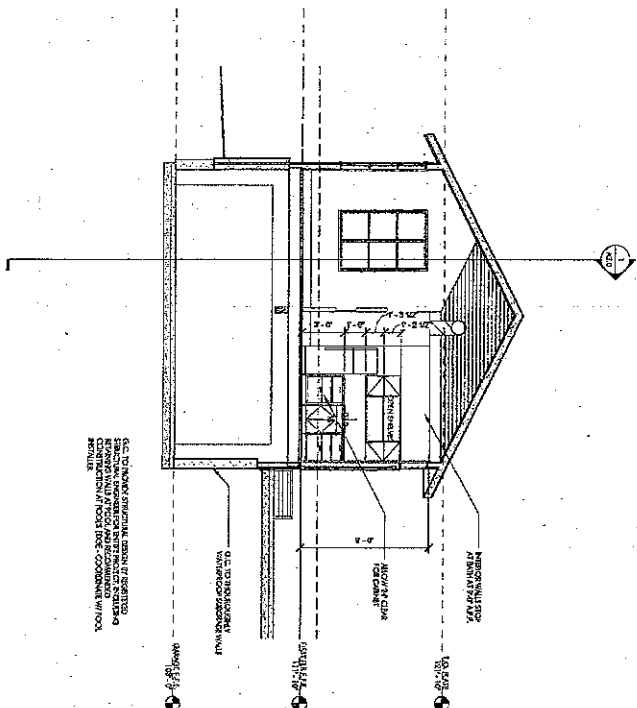
Boiling Point:

1

30

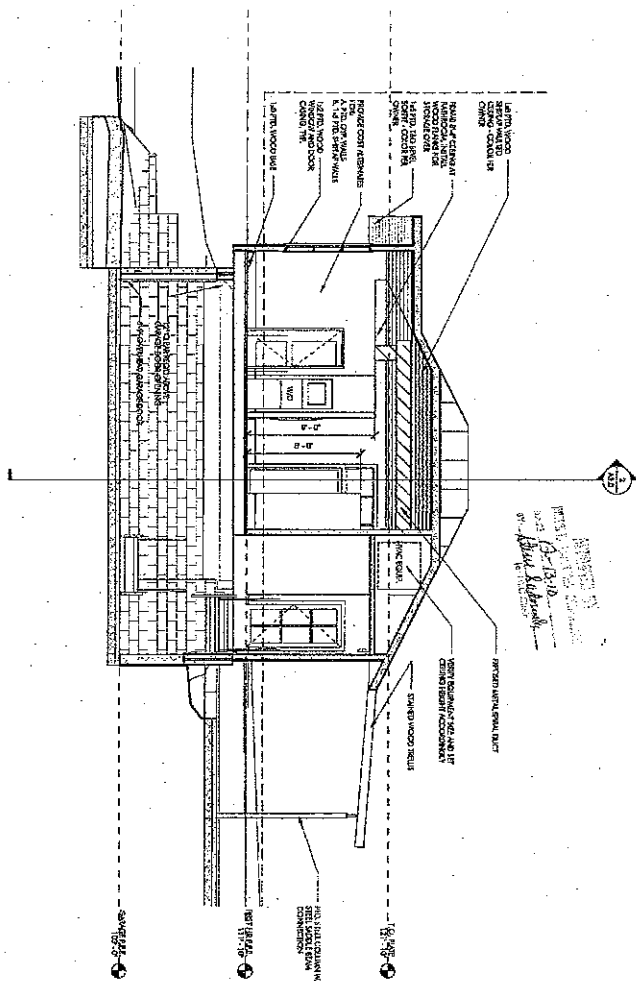
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2 Building Section - East/West



EXC. TO PROVIDE STRUCTURAL DESIGN OF REINFORCED
CONCRETE, SPECIALTIES FOR INTERIOR PROTECT. & FINISHES
BEARING WALLS AT 7500, AND RECONSTRUCTION
CONSTRUCTION AT POOL'S POOL - COORDINATE WITH POOL
INSTALLER.

1 Building Section - North/South
1/4" = 1'-0"



John R. Bicknell

Claudia Carey

From: Allison Carr [allic4812@gmail.com]
Sent: Wednesday, March 09, 2011 1:59 PM
To: Claudia Carey; Paul Juarez
Subject: Pictures of 1100 East 8th property - 1st set of pictures

Attachments: 1100 East 8th. - backyard.jpg; 1100 East 8th..jpg; 1100 East 8th. - alley.jpg



1100 East 8th. -
backyard.jpg ...



1100 East 8th..jpg
(3 MB)



1100 East 8th. -
alley.jpg (3 ...

Hi Claudia,

Here's the first set of pictures - this is all that would fit in this email so be on the lookout for additional emails with more pics. I took several to ensure we have good visuals.

Thanks!

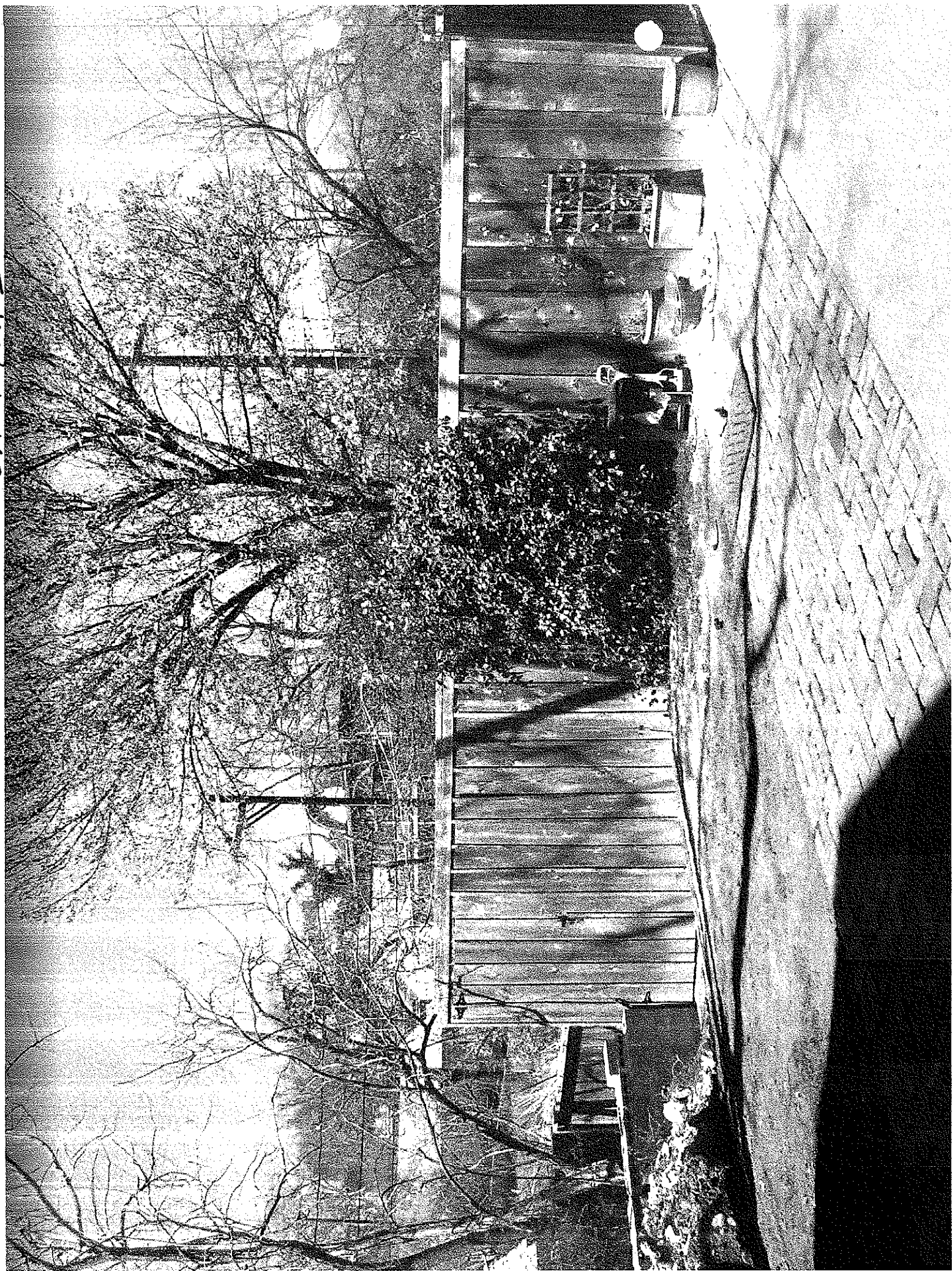
Alli







BACKYARD



Claudia Carey

From: Allison Carr [allic4812@gmail.com]
Sent: Wednesday, March 09, 2011 2:07 PM
To: Claudia Carey; Paul Juarez
Subject: Pictures of 1100 East 8th property - 2nd set of pictures

Attachments: 1100 East 8th. - garage apt will go here.jpg; 1100 East 8th. - both sides of alley.jpg; 1100 East 8th. - empty lot across alley.jpg; 1100 East 8th. - front of next door house.jpg



1100 East 8th. -
garage apt wi...



1100 East 8th. -
both sides of...



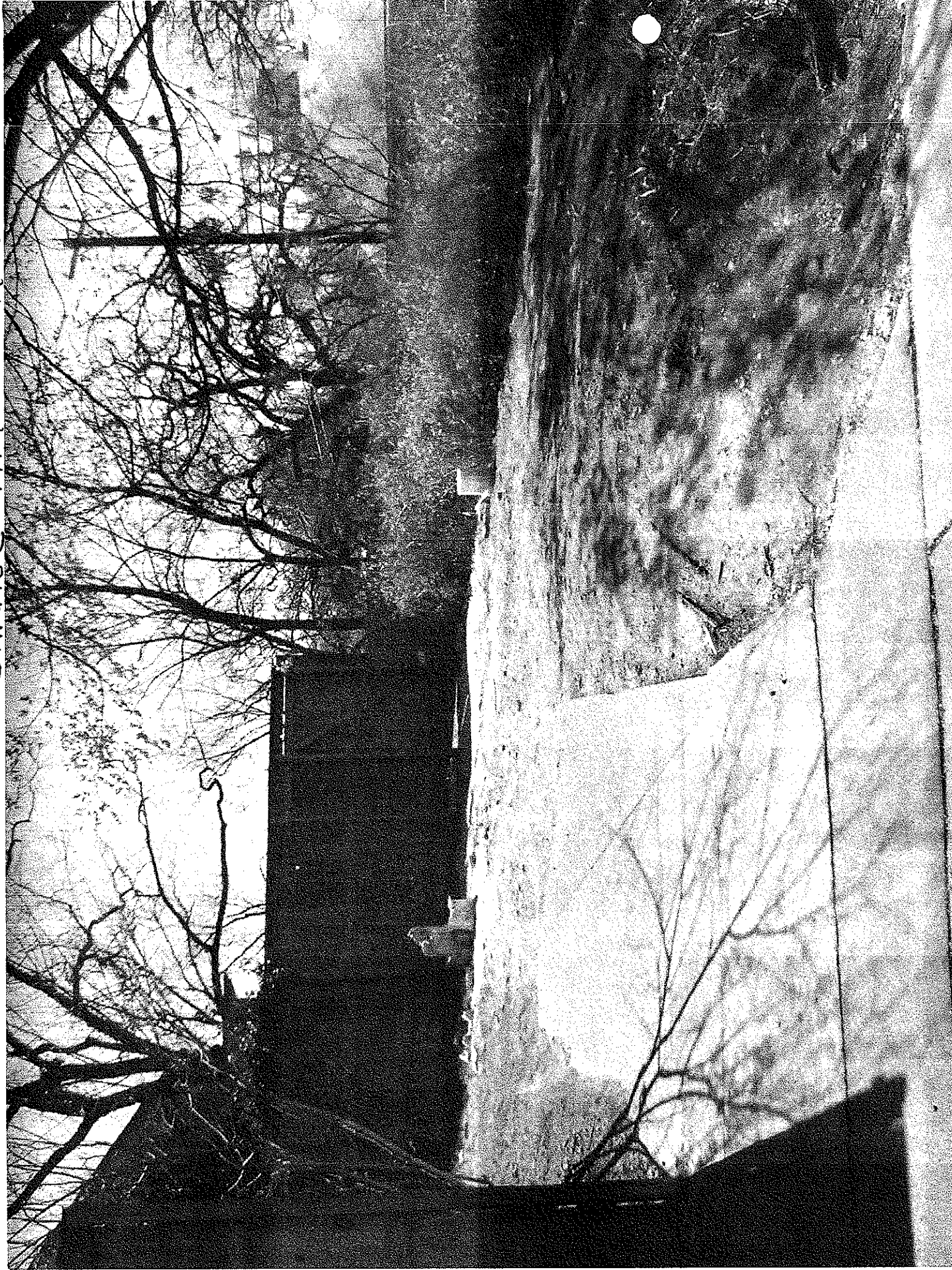
1100 East 8th. -
empty lot acr...

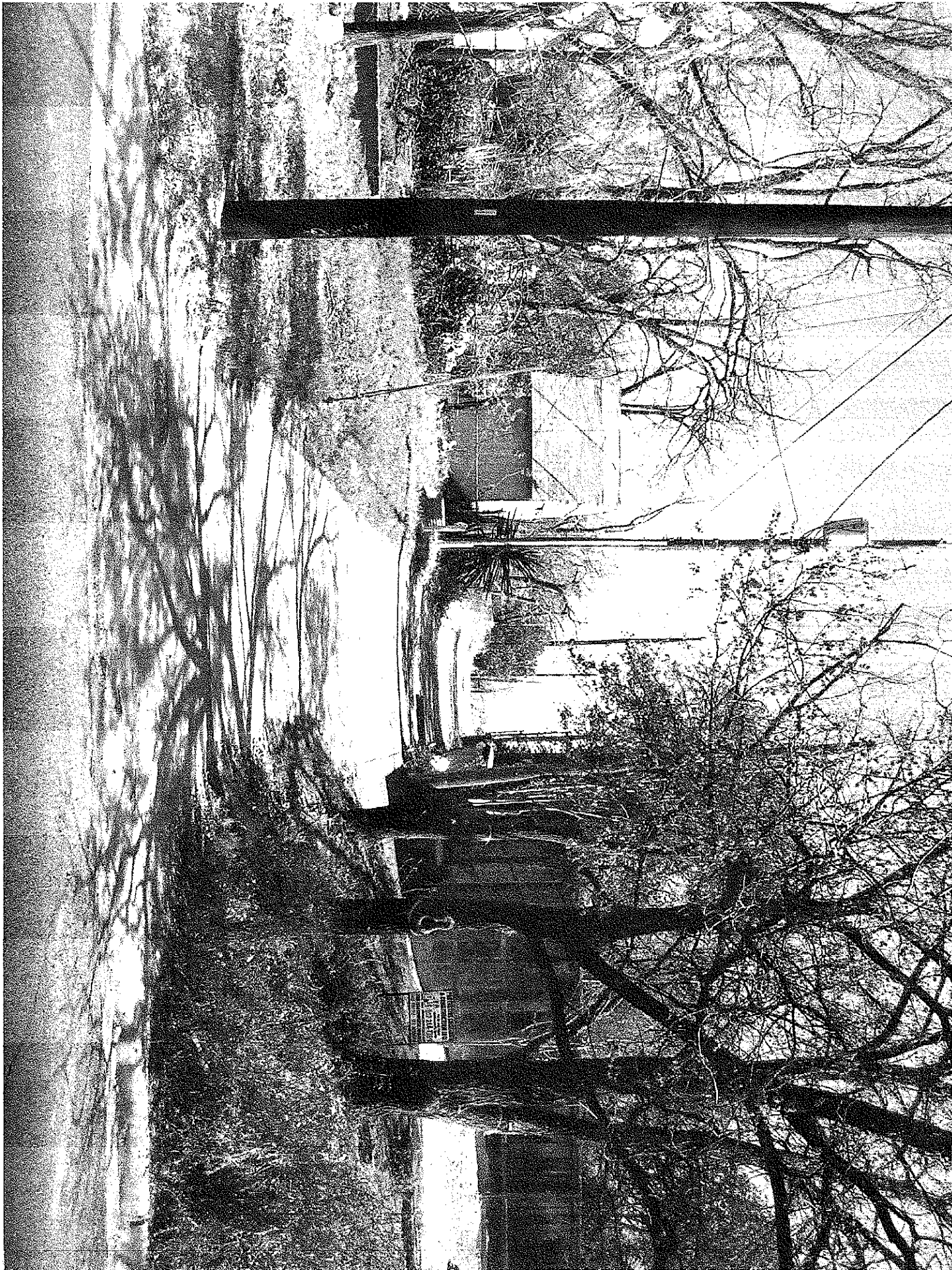


1100 East 8th. -
front of next...

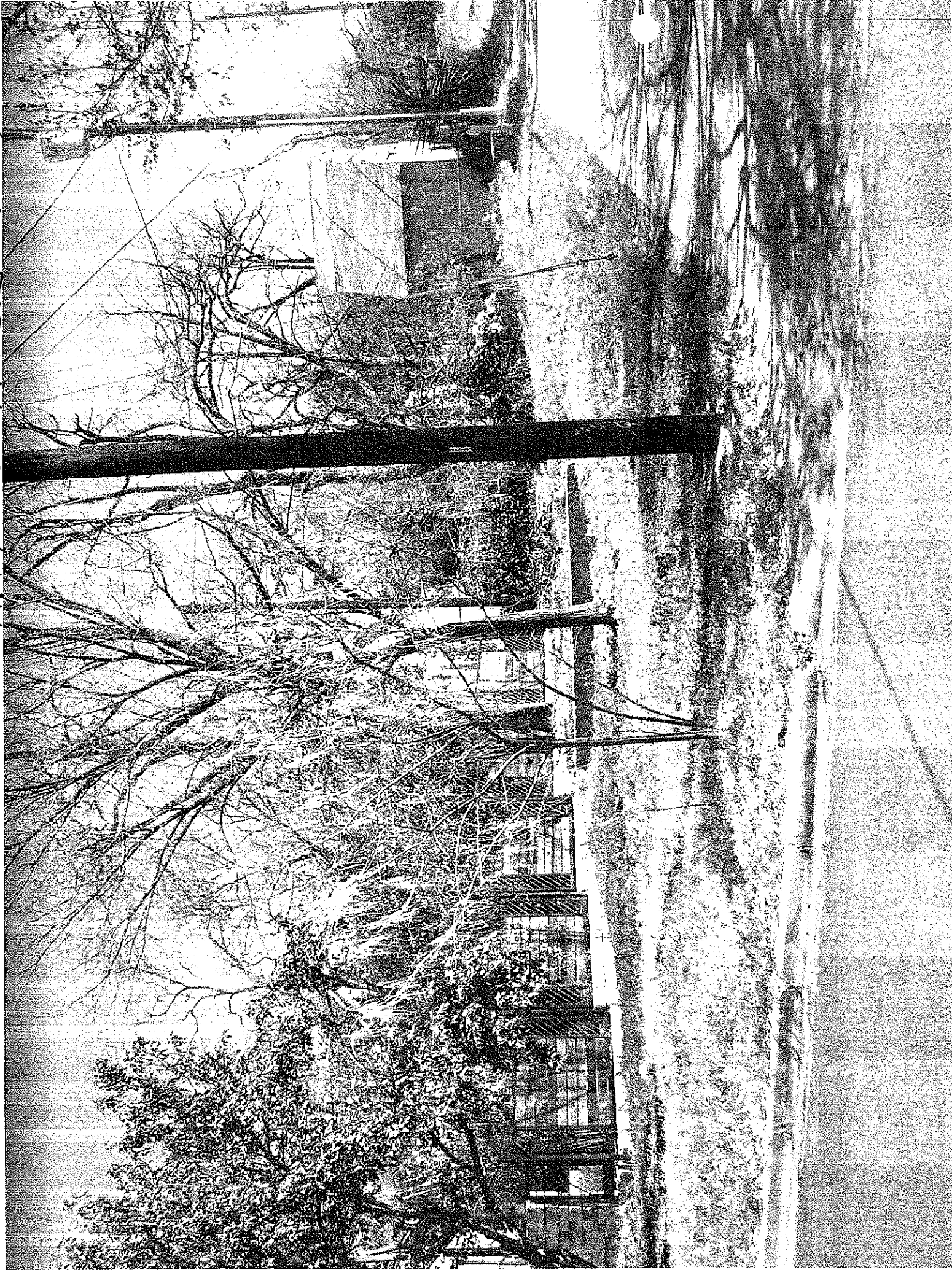
Here's the 2nd set of pictures...

GARAGE APT LOCATION





EMPTY LOT ACROSS ALLEY



GREY HOUSE NEXT DOOR



Claudia Carey

From: Allison Carr [allic4812@gmail.com]
Sent: Wednesday, March 09, 2011 2:12 PM
To: Claudia Carey; Paul Juarez
Subject: Pictures of 1100 East 8th property - 3rd and final set of pictures

Attachments: back of house next door.jpg; 1100 East 8th. back yard - behing the fence is where new garage-apt.jpg; 1100 East 8th.- hill on side of new structure.jpg; Alley to back.jpg

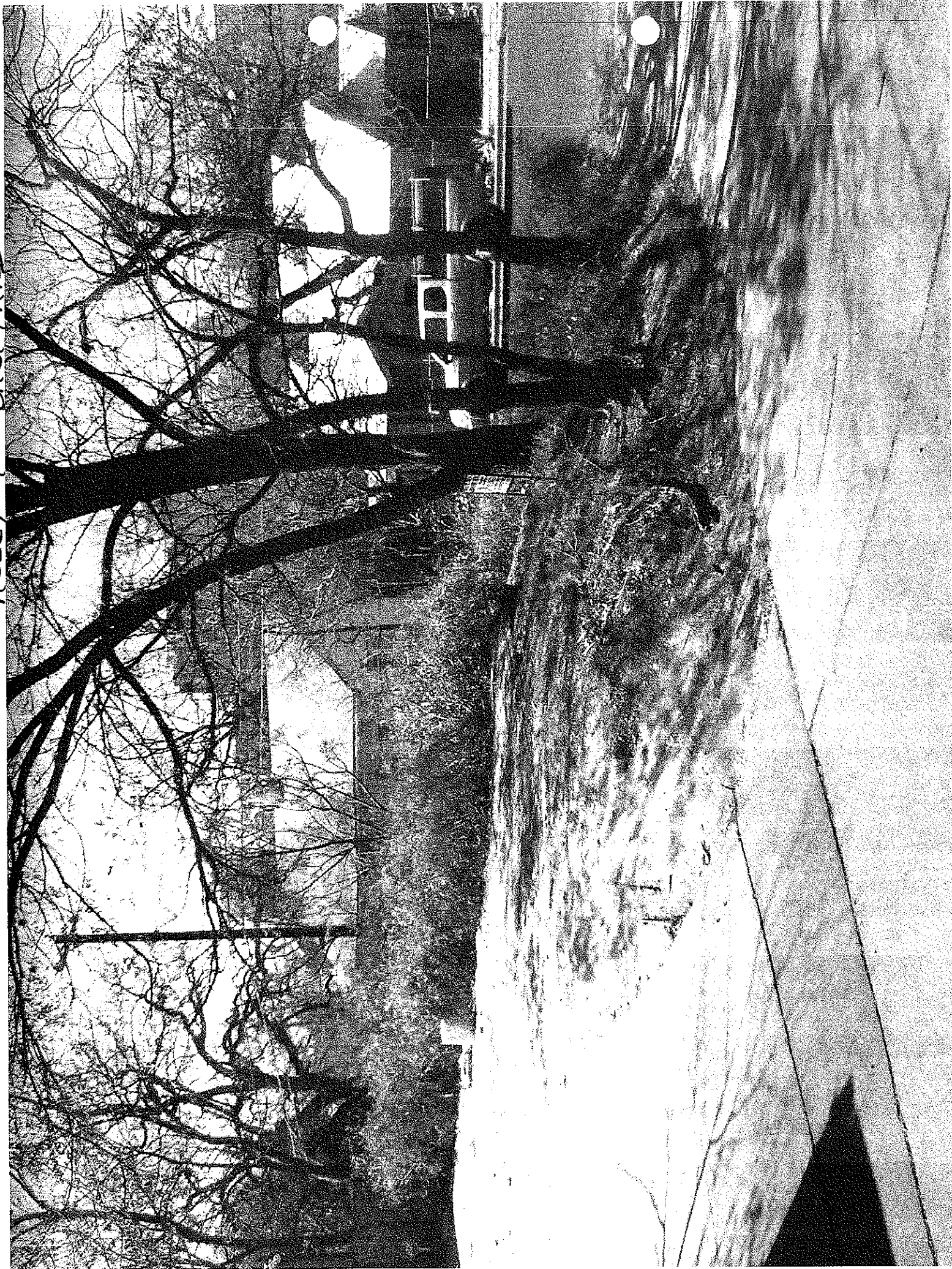


back of house next 1100 East 8th. back 1100 East 8th.- hill Alley to back.jpg (2
door.jpg (3... yard - beh... on side o... MB)

Here's the third and final set.

Thanks!

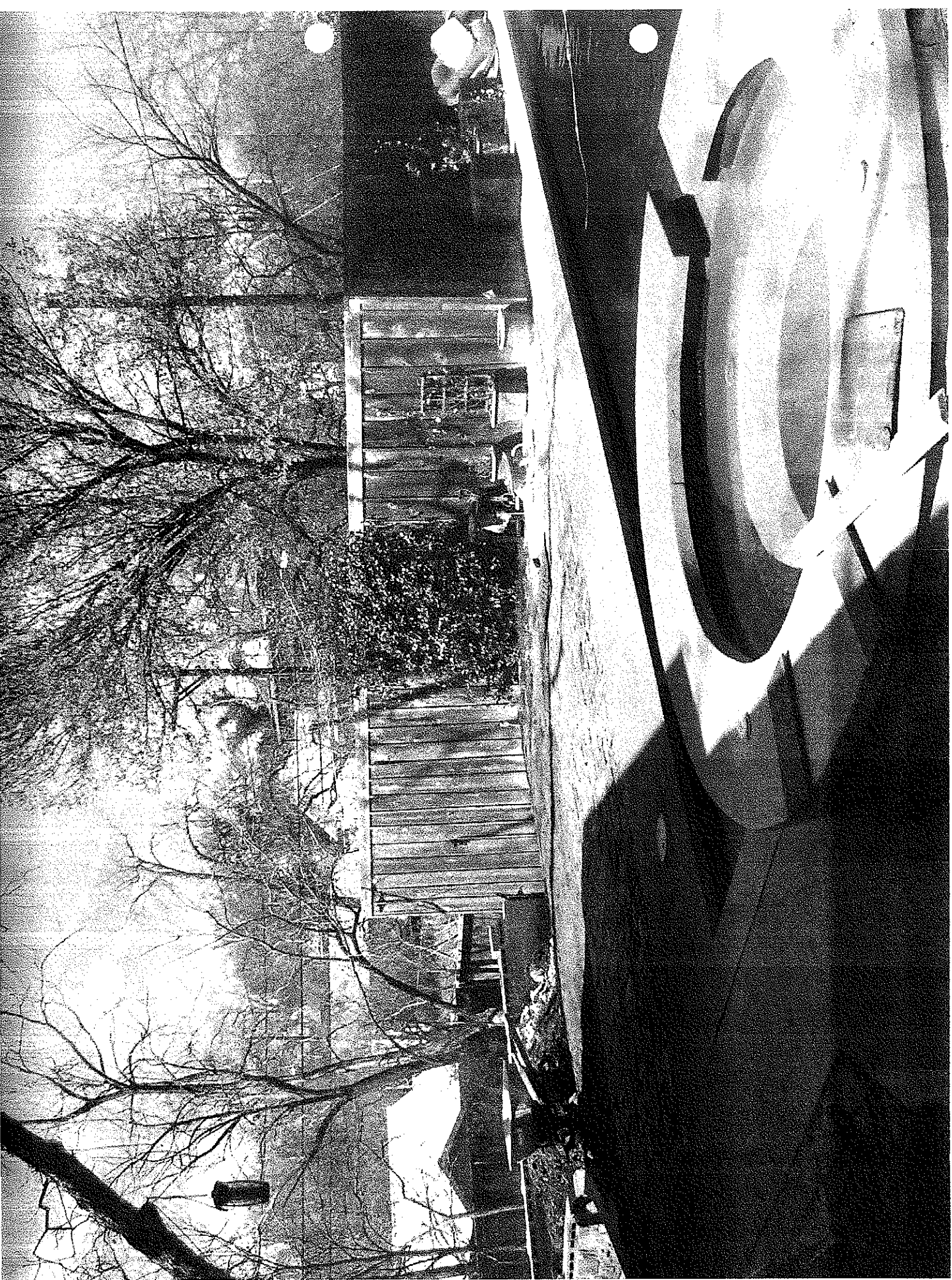
ALLEY TO BACKYARD



ALL TO SIDE OF PROPOSED GARAGE



BACKYARD GARAGE TO BE BEHIND FENCE



NEXT DOOR - BACKYARD

